

# City of Lowell Zoning Board of Appeals Agenda



12/14/2020 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 12/14/2020 at 6:30 PM.

Due to the COVID-19 pandemic, the meeting will not occur in-person. Please use one of these four options to access the meeting:

1. Join the meeting from your computer, tablet, or smartphone:  
<https://lowellma.zoom.us/j/88169469922?pwd=SE1reW11bDJQSTVUS3IUN2tPUzlmMdz09> and enter the  
PASSWORD: 713 052
2. Call (646) 558-8656 and enter the MEETING ID: 881 6946 9922 and PASSWORD: 713 052
3. Watch LTC Channel 99
4. Watch online at: <https://www.ltc.org/watch/channel-99/>

Review all application documents online at: <https://www.lowellma.gov/1099/Zoning-Board>

## I. Continued Business

### **ZBA-2020-42**

*Petition Type: Variances*

*Applicant: Thanh Pham*

*Property Located at: 50 Wentworth Ave 01852*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Thanh Pham is seeking Variance approval to modify the existing lot lines of two parcels at 50 Wentworth Ave that have merged for the purposes of zoning and build a new single-family home on one of the parcels. Both lots are in the Suburban Single Family (SSF) zoning district. The new home will require Variance approval under Section 5.1 for minimum lot size, minimum lot area per dwelling unit, and minimum frontage, and the existing dwelling will require Variance approval under Section 5.1 for the front yard setback, to exceed the maximum allowed Floor Area Ratio (FAR), and for any other relief required of the Lowell Zoning Ordinance.*

### **ZBA-2020-50**

*Petition Type: Variances*

*Applicant: Coljack Development Corp.*

*Property Located at: 16-20 Court Street 01852*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Coljack Development Corp. is seeking Variance approval to unmerge two lots that have merged for the purposes of zoning and construct a new single-family house on the vacant lot. The properties are located in the Traditional Neighborhood Two-Family (TTF) zoning district. The existing home at 16 Court Street requires Variances under Section 5.1 for minimum lot area, minimum lot area per dwelling unit, frontage, usable open space per dwelling unit, front yard setback, side yard setback, and rear yard setback. The proposed home at 20 Court Street requires Variances under Section 5.1 for minimum lot area per dwelling unit, frontage, side yard setback, rear yard setback, and usable open space per dwelling unit and any other relief required under the Lowell Zoning Ordinance.*

## II. New Business

### **ZBA-2020-55**

*Petition Type: Variances*

*Applicant: Fatumata Jaiteh*

*Property Located at: 173 Westford Street 01851*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Fatumata Jaiteh has applied to the Zoning Board of Appeals to construct a new single family home at 173 Westford Street. The property is in the Traditional Neighborhood Multifamily (TMF) zoning district and requires Variance approval under Section 5.1 for minimum lot area, minimum frontage, minimum front yard setback, minimum porch setback, minimum garage setback, minimum side yard setback, and minimum rear yard setback and for any other relief required of the Lowell Zoning Ordinance. The applicant has requested a continuance to the January 11, 2021 ZBA meeting.*

**ZBA-2020-53**

*Petition Type: Variance*

*Applicant: Kazanjian Enterprises*

*Property Located at: 60 Fletcher Street 01854*

*Applicable Zoning Bylaws: Section 6.1*

*Petition: Kazanjian Enterprises has applied to the Zoning Board of Appeals seeking Variance approval to rehabilitate the existing structure and convert it into a bank and office building. The property is in the Urban Neighborhood Mixed-Use (UMU) zoning district and the Downtown Lowell Historic District. The conversion requires Variance relief from the off-street parking requirement per Section 6.1 and any other relief required under the Lowell Zoning Ordinance.*

**ZBA-2020-54**

*Petition Type: Variance*

*Applicant: Joseph & Denise McCue*

*Property Located at: 24 Westchester Street 01851*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Joseph & Denise McCue have applied to the Zoning Board of Appeals to construct a second-story addition at 24 Westchester Street. The property is located in the Suburban Neighborhood Single-Family (SSF) zoning district and requires Variance relief under Section 5.1 for relief from the maximum FAR requirement and all other relief required under the Lowell Zoning Ordinance.*

**ZBA-2020-56**

*Petition Type: Variances*

*Applicant: Nelson Group*

*Property Located at: 610 Gorham Street 01852*

*Applicable Zoning Bylaws: Section 6.1*

*Petition: Nelson Group has applied to the Zoning Board of Appeals to redevelop the existing building at 610 Gorham Street into a four-unit residential structure. The building currently has three residential units and one vacant commercial unit. The subject property is located in the Urban Neighborhood Mixed Use (UMU) zoning district and requires Site Plan Review approval per Section 11.4 to expand a residential structure with more than three dwelling units, Special Permit approval per Section 12.1(d) for the use, and a Variance per Section 6.1 for relief from the off-street parking requirement.*

**III. Other Business:**

Minor Modification Request: 52 Staveley Street 01852

**The applicant is seeking to modify their proposal to construct an addition onto their existing single-family home by extending the addition in the front, rear, and side of the home. They received Variance approval at the 1/27/2020 ZBA meeting.**

Minor Modification Request: 200 Chelmsford Street 01851

**The applicant is seeking to modify their previously approved Special Permit by upgrading the current reader board faces to the new style of lights presently available that have graphics in addition to text.**

Staff Update: 153 Westford Street 01851

Staff Update: Bowers House (150 Wood Street) 01851

**Minutes for Approval:**

November 23, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New business to be advertised by November 29, 2020 and December 6, 2020